

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY
Certificate of Notice Page 1 of 5

In Re:

Antonio E. Morales

Case No.:

20-13571JNP

Chapter:

13

Judge:

Jerrold N. Poslusny Jr.

NOTICE OF PROPOSED PRIVATE SALE

Antonio E. Morales, Debtor, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: Clerk of the Bankruptcy
Court, U.S. Bankruptcy Court, U.S. Post Office & Courthouse Building,
PO Box 2067, Camden, NJ
08101-2067

If an objection is filed, a hearing will be held before the Honorable Jerrold N. Poslusny Jr. on March 14, 2023 at 11:00 a.m. at the United States Bankruptcy Court, courtroom no. 4C, Camden, New Jersey. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold:
4514 Cooper Avenue
Pennsauken, NJ 08109

Proposed Purchaser: Mark and Amanda Ehrenreich

Sale price: \$325,000.00

☒ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Sara Hawkin, Keller Williams Realty
Amount to be paid: 5.5%
Services rendered: Assist with sale and marketing of property.

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Joseph J. Rogers, Esq

Address: 900 Route 168, Suite I-4, Turnersville, NJ 08021

Telephone No.: 856-228-7964 / fax:856-228-7965

In re:
Antonio E Morales
Debtor

Case No. 20-13571-JNP
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-1
Date Rcvd: Feb 15, 2023

User: admin
Form ID: pdf905

Page 1 of 3
Total Noticed: 50

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
^	Addresses marked '^' were sent via mandatory electronic bankruptcy noticing pursuant to Fed. R. Bank. P. 9036.
##	Addresses marked '##' were identified by the USPS National Change of Address system as undeliverable. Notices will no longer be delivered by the USPS to these addresses; therefore, they have been bypassed. The debtor's attorney or pro se debtor was advised that the specified notice was undeliverable.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 17, 2023:

Recip ID	Recipient Name and Address
db	+ Antonio E Morales, 4514 Cooper Ave, Merchantville, NJ 08109-2916
518743274	+ Attorney General, PO Box 080, Hughes Justice Complex, Trenton, NJ 08625-0080
518743280	+ Constellation New Energy, Inc., PO Box 5471, Carol Stream, IL 60197-5471
518743282	+ Convergent Commercial, C/O NJ Manufacturers Ins., 925 Westchester Ave. Suite 101, West Harrison, NY 10604-3562
518743285	+ Division of Taxation, PO Box 046, Trenton, NJ 08601-0046
518743289	Haddon Emergency Physicians, PO Box 41541, Philadelphia, PA 19101-1541
518743292	+ Jefferson Health NJ, 500 Marlboro Ave, Cherry Hill, NJ 08002-2020
518743294	Lourdes Imaging Associates, PO Box 3012, Wilmington, DE 19804-0012
518803228	+ MidFirst Bank., Denise Carlon, Esquire, 216 Haddon Avenue, Ste. 406, Westmont, NJ 08108-2812
518743296	Midfirst Bank, One Grand Central Place, 60 E 42nd St, New York, NY 10165
519025786	+ NEW JERSEY MANUFACTURERS INSURANCE COMPANY, 301 SULLIVAN WAY, W TRENTON, NJ 08628-3496
518743298	+ Nattassia Caban, 4514 Cooper Ave, Pennsauken, NJ 08109-2916
518743301	+ New Jersey Manufacturers Insurance Co., 301 Sullivan Way, West Trenton, NJ 08628-3496
518823990	+ PSE&G, Attn: Bankruptcy Department, P O Box 709, Newark NJ 07101-0709
519753207	+ Pennsauken Sewerage Authority, 1250 John Tipton Blvd, Pennsauken, NJ 08110-2322
518743302	+ Pennsauken Tax Office, 5605 N. Crescent Boulevard, Pennsauken, NJ 08110-1834
518743306	Regional Sewer Service, PO Box 1105, Bellmawr, NJ 08099-5105
519029259	State of New Jersey, Department of Treasury, Division of Taxation, Bankruptcy Unit, PO Box 245 Trenton, NJ 08695-0245
518743310	+ US Attorney's Office, 7th Floor, 970 Broad Street, Newark, NJ 07102-2527
518743311	+ US Department Of Education, PO Box 15028, Atlanta, GA 30333-0028

TOTAL: 20

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Feb 15 2023 20:43:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpreion03.ne.ecf@usdoj.gov	Feb 15 2023 20:43:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
518743286	Email/Text: akron_patient_services@teamhealth.com	Feb 15 2023 20:43:00	Emergency Phy Assoc of SJ, 3585 Ridge Park Drive, Akron, OH 44333
518761297	+ Email/Text: documentfiling@lciinc.com	Feb 15 2023 20:42:00	COMCAST, PO BOX 1931, Burlingame, CA 94011-1931
518743275	^ MEBN	Feb 15 2023 20:39:43	Capital Bank, Attn: Bankruptcy, 1 Church St. # 300, Rockville, MD 20850-4190
518743276	+ Email/Text: ngisupport@radiusgs.com	Feb 15 2023 20:43:00	Central Credit Services, LLC, 9550 Regency Square Blvd, Suite 500 A, Jacksonville, FL 32225-8169
518743278	+ Email/Text: documentfiling@lciinc.com		

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User: admin

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Date Rcvd: Feb 15, 2023

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Total Noticed: 50

		Feb 15 2023 20:42:00	Comcast Cable Communications Management, One Comcast Center, Philadelphia, PA 19103-2833
518743279	+ Email/Text: documentfiling@lciinc.com	Feb 15 2023 20:42:00	Comcast Xfinity Cable, PO Box 3001, Southeastern, PA 19398-3001
518743281	+ Email/Text: convergent@ebn.phinsolutions.com	Feb 15 2023 20:43:00	Convergent, 800 Sw 39th St, Renton, WA 98057-4927
518743283	+ Email/Text: bankruptcy_notifications@ccsusa.com	Feb 15 2023 20:43:00	Credit Collection Services, Attn: Bankruptcy, 725 Canton St, Norwood, MA 02062-2679
518743284	+ Email/Text: bankruptcy_notifications@ccsusa.com	Feb 15 2023 20:43:00	Credit Collection Services, 725 Canton Street, Norwood, MA 02062-2679
518811192	^ MEBN	Feb 15 2023 20:39:26	Emergency Physician Associates of S Jersey, PO Box 1123, Minneapolis, MN 55440-1123
518743288	Email/Text: rj@ffcc.com	Feb 15 2023 20:42:00	First Federal Credit Control, Attn: Bankruptcy, 24700 Chagrin Blvd, Ste 205, Cleveland, OH 44122
518743287	^ MEBN	Feb 15 2023 20:39:50	Financial Recoveries, PO Box 1388, Mt Laurel, NJ 08054-7388
518743290	^ MEBN	Feb 15 2023 20:39:43	HRRG, PO BOX 8486, Coral Springs, FL 33075-8486
518743291	+ Email/Text: sbse.cio.bnc.mail@irs.gov	Feb 15 2023 20:43:00	IRS, PO Box 7346, Philadelphia, PA 19101-7346
518743295	+ Email/Text: BKNotice@ldvlaw.com	Feb 15 2023 20:43:00	Lyons, Doughty & Veldhuis PC, 136 Gaither Drive Suite 100, Mt Laurel, NJ 08054-2239
518831444	+ Email/PDF: ais.midfirst.ebn@aisinfo.com	Feb 15 2023 20:50:12	MidFirst Bank, 999 NorthWest Grand Boulevard, Oklahoma City, OK 73118-6051
518743297	+ Email/PDF: ais.midfirst.ebn@aisinfo.com	Feb 15 2023 20:49:30	Midland Mortgage Company, PO Box 26648, Oklahoma City, OK 73126-0648
518816457	Email/Text: perituspendrick@perituservices.com	Feb 15 2023 20:42:00	Pendrick Capital Partners, LLC, Peritus Portfolio Services II, LLC, PO BOX 141419, IRVING, TX 75014-1419
518743304	^ MEBN	Feb 15 2023 20:39:37	PSE&G, PO Box 14444, New Brunswick, NJ 08906-4444
518743303	Email/Text: Triage_Bankruptcy_Notices@progressive.com	Feb 15 2023 20:43:00	Progressive Drive Insurance, PO Box 7247-0311, Philadelphia, PA 19170-0311
518743305	+ Email/Text: ngisupport@radiusgs.com	Feb 15 2023 20:43:00	Radius Global Solutions, LLC, PO BOX 390846, Minneapolis, MN 55439-0846
518753901	Email/Text: tax@pennsauken.gov	Feb 15 2023 20:42:00	PENNSAUKEN TOWNSHIP, 5605 N CRESCENT BLVD, PENNSAUKEN, NJ 08110
518743307	+ Email/Text: bankruptcydepartment@tsico.com	Feb 15 2023 20:43:00	Transworld Systems Inc., 500 Virginia Drive Suite 514, Fort Washington, PA 19034-2733
518743309	^ MEBN	Feb 15 2023 20:40:05	US Attorney General, US Department of Justice, 950 Pennsylvania Avenue, Washington, DC 20530-0009
518743312	+ Email/Text: edbknotices@ecmc.org	Feb 15 2023 20:43:00	US Department of Education, PO box 790336, Saint Louis, MO 63179-0336
518743313	^ MEBN	Feb 15 2023 20:39:47	Waypoint Resource Group, Attn: Bankruptcy, 301 Sundance Pwy, Round Rock, TX 78681-8004
518743314	+ Email/Text: bankruptcynotice@westlakefinancial.com	Feb 15 2023 20:43:00	Westlake Financial Services, Attn: Bankruptcy, Po Box 76809, Los Angeles, CA 90076-0809
518811134	+ Email/Text: bankruptcynotice@westlakefinancial.com	Feb 15 2023 20:43:00	Westlake Financial Services, 4751 Wilshire Blvd, Suite 100, Los Angeles, CA 90010-3847

TOTAL: 30

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BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
518743299	*+	Nattassia Caban, 4514 Cooper Ave, Pennsauken, NJ 08109-2916
518743300	*+	Nattassia Caban, 4514 Cooper Ave, Pennsauken, NJ 08109-2916
518743277	##+	Central Research, Inc., PO Box 1460, Lowell, AR 72745-1460
518743293	##+	KML Law Group PC, 216 Haddon Avenue Suite 406, Collingswood, NJ 08108-2812
518743308	##+	Tru Green, 860 Ridge Lake Boulevard, Memphis, TN 38120-9408

TOTAL: 0 Undeliverable, 2 Duplicate, 3 Out of date forwarding address

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Feb 17, 2023

Signature: /s/Gustava Winters**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 14, 2023 at the address(es) listed below:

Name	Email Address
Denise E. Carlon	on behalf of Creditor MIDFIRST BANK dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com
Isabel C. Balboa	on behalf of Trustee Isabel C. Balboa ecfmail@standingtrustee.com summarymail@standingtrustee.com
Isabel C. Balboa	ecfmail@standingtrustee.com summarymail@standingtrustee.com
Joseph J. Rogers	on behalf of Debtor Antonio E Morales jjresq@comcast.net jjrogers0507@gmail.com
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 5